

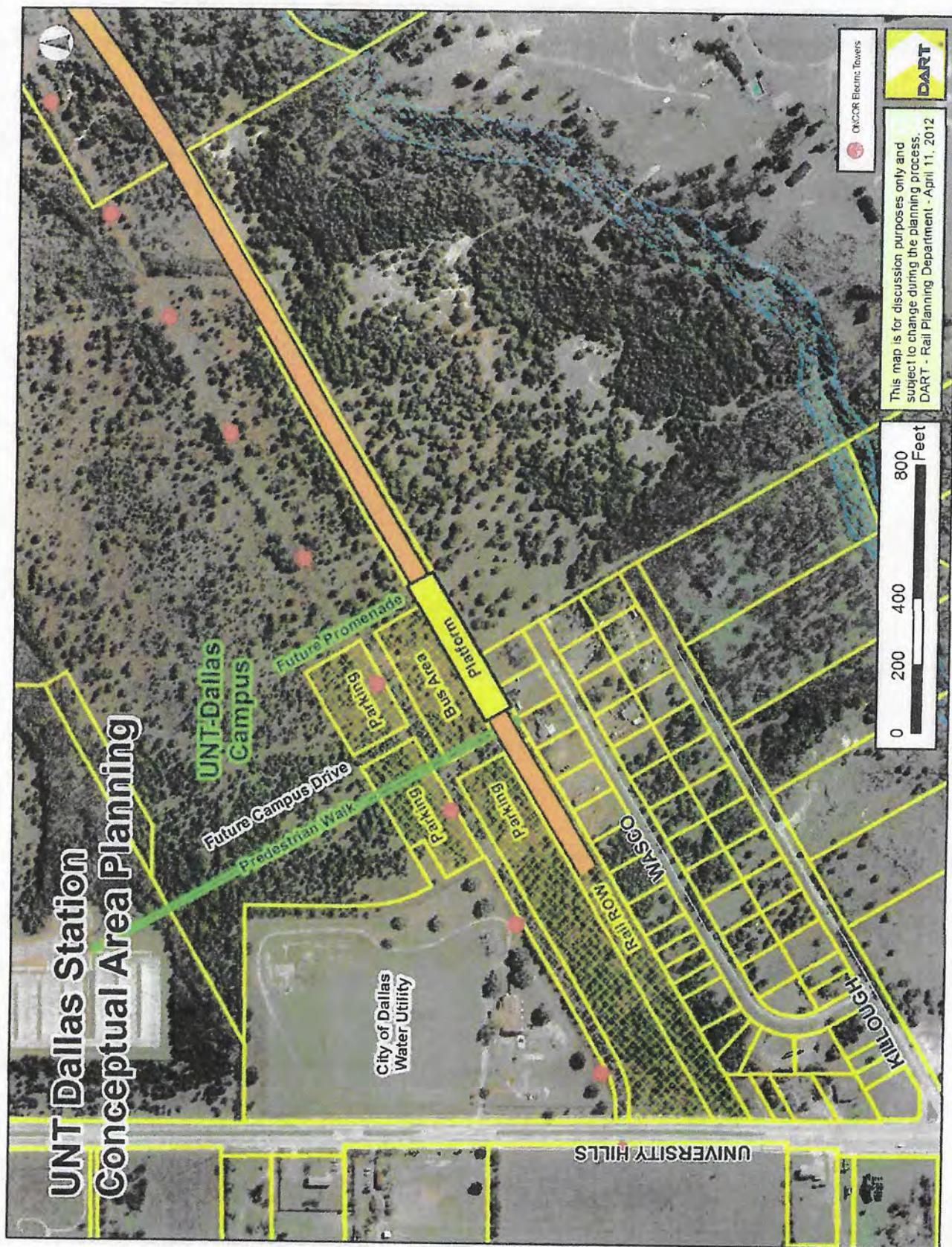
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- B. UNT DALLAS CONCEPTUAL AREA PLAN; DETAIL ON DART LOTS TO NORTH OF KILLOUG ROAD, AND TRACTS OWNED BY PITRE FAMILY, BARBER FAMILY; AND CURRENTLY NOT FOR SALE; LOTS TO SOUTH OF KILLOUGH RD. SHOWING OWNERSHIP AMONG PITER, GOTTHARD, BROWN AND PORRAS.
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 - b. SEWER AND WATER-PHASE 1A AND 1B
- I. SEWER AND WATER PLAN
- J. SURVEY OF 23.875 ACRES TO GLOBAL TOWN AND LEGAL DESCRIPTION



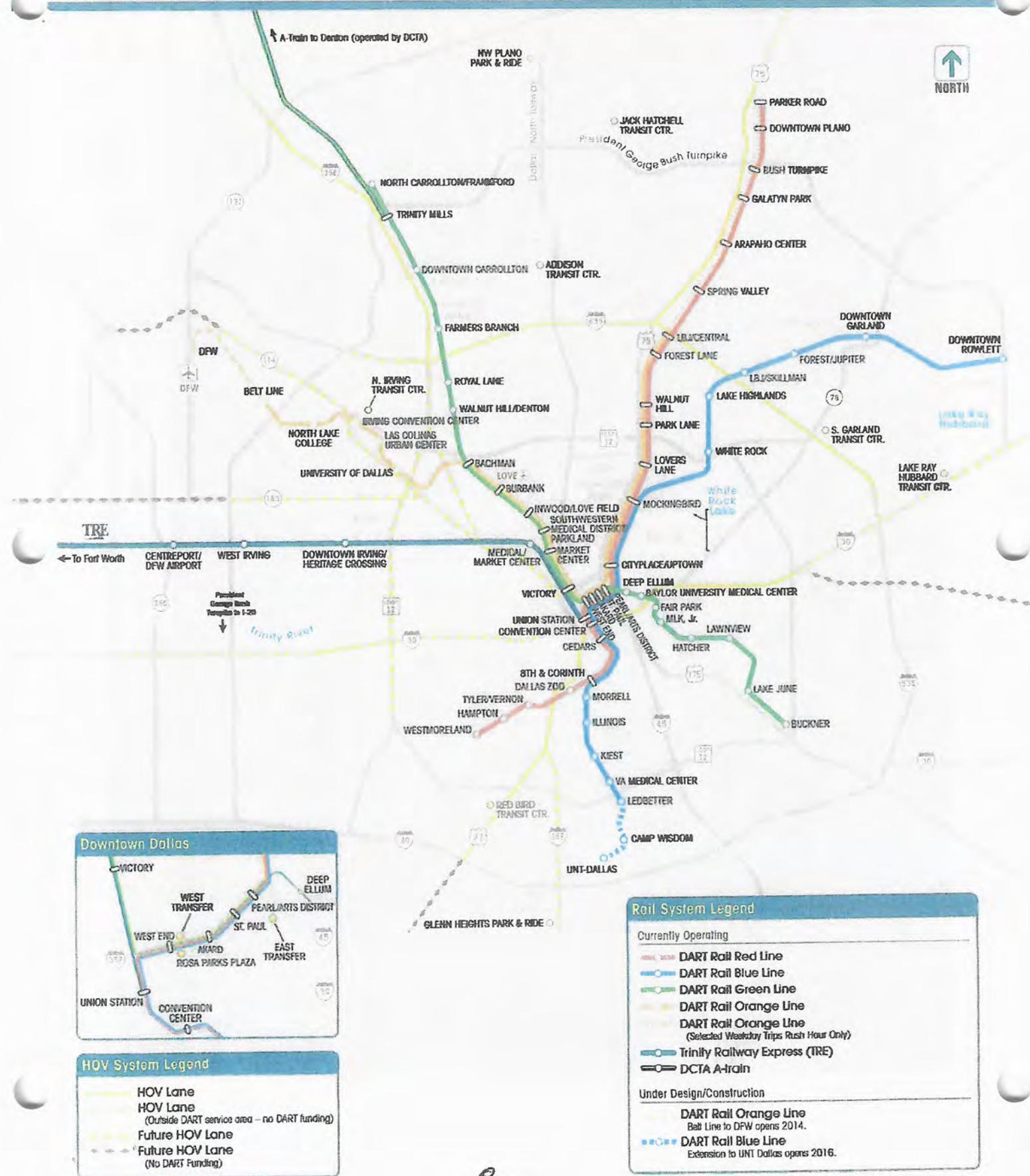
AERIAL VIEW -DIVIDED 'IR.ACTS (EVENT CENTER & VACANT LAND FOR :MIXED USE DEVELOPMENT)

EXHIBIT A



EX B

DART Current and Future Services to 2016



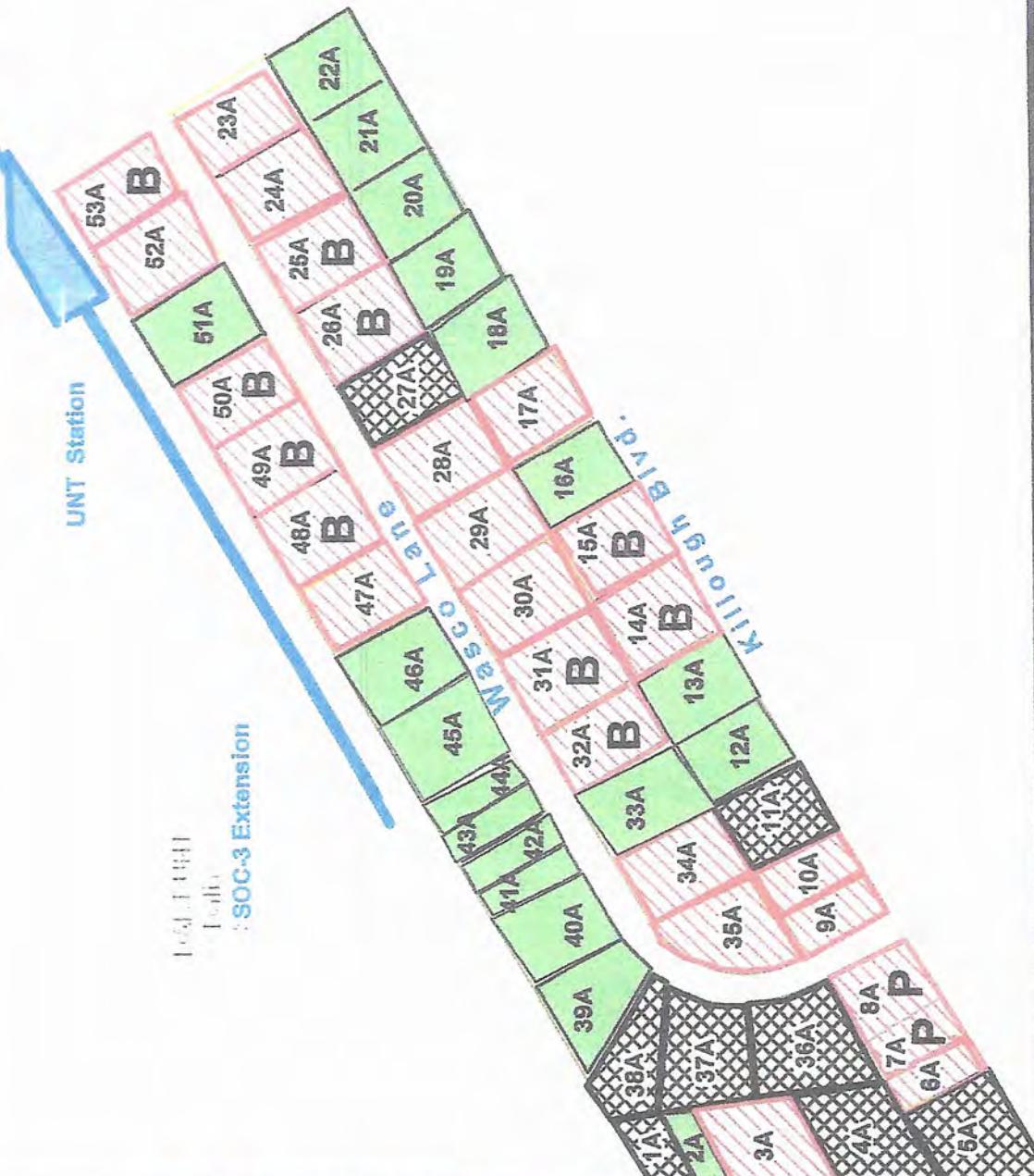
As Of 03/02/17

UNT Station

1-3A, 1-4A
1-5A
SOC-3 Extension

SOC-3 Extension

University Hills S



SOC3A Parcel Legend (53)

Closed - DART Owned (19)

NOT Selling (26)

Excessive Liens (8)

STREET ADDRESSES

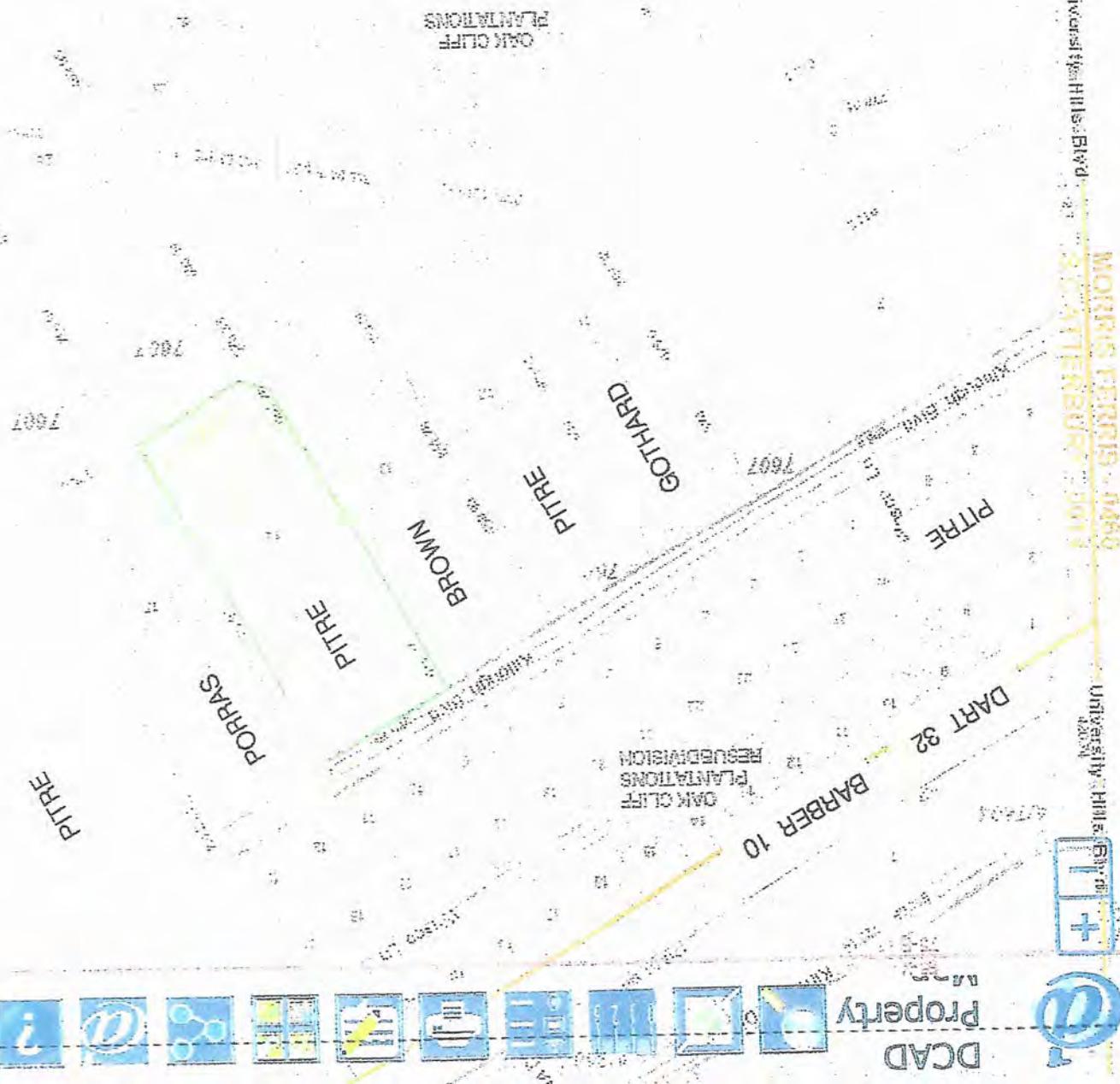
8010 - 8030 University Hills Blvd.
1211 - 1545 Killough Blvd.
1315 - 1535 Wasco Lane

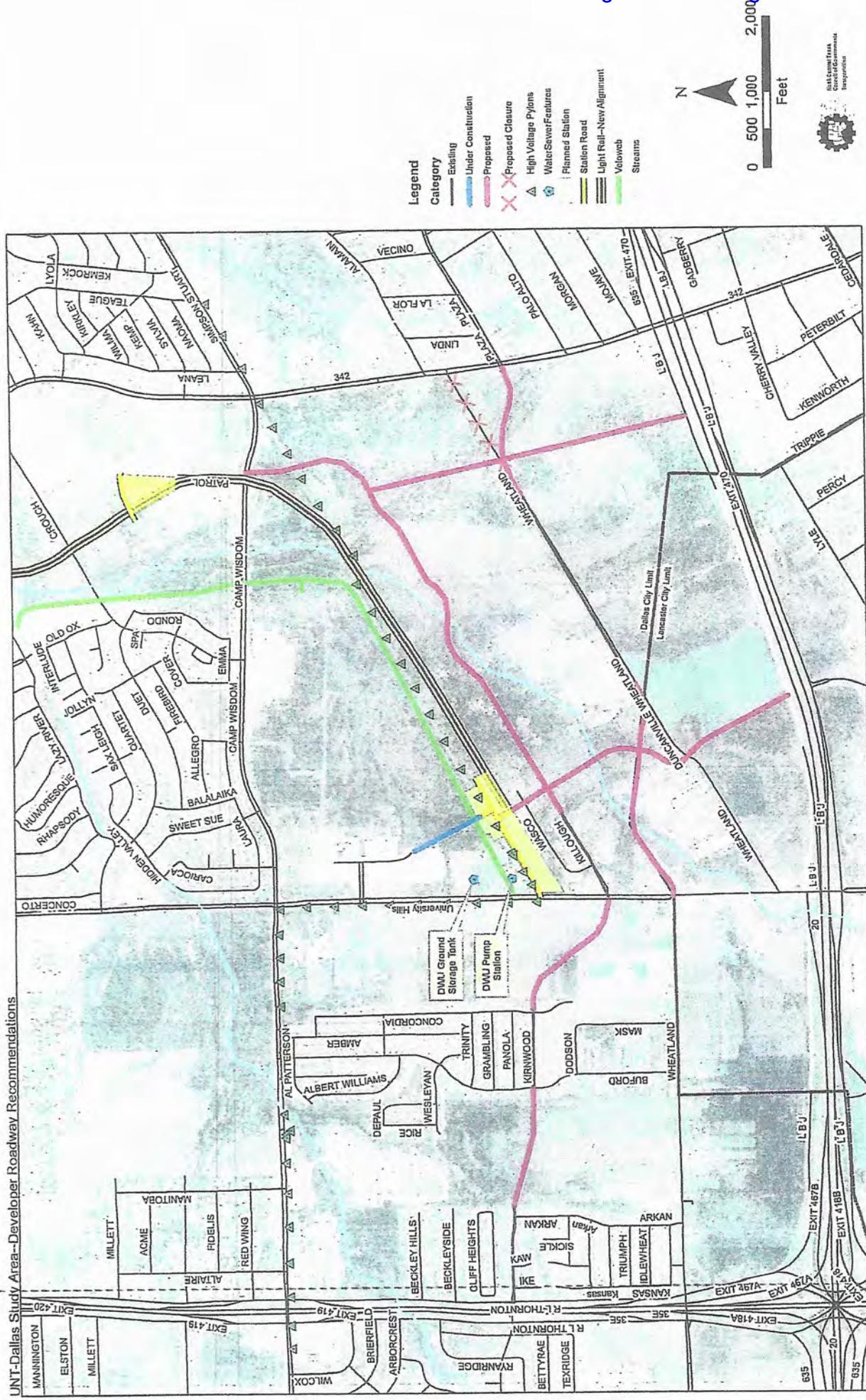
SOC 3A ACQUISITION STATUS REPORT

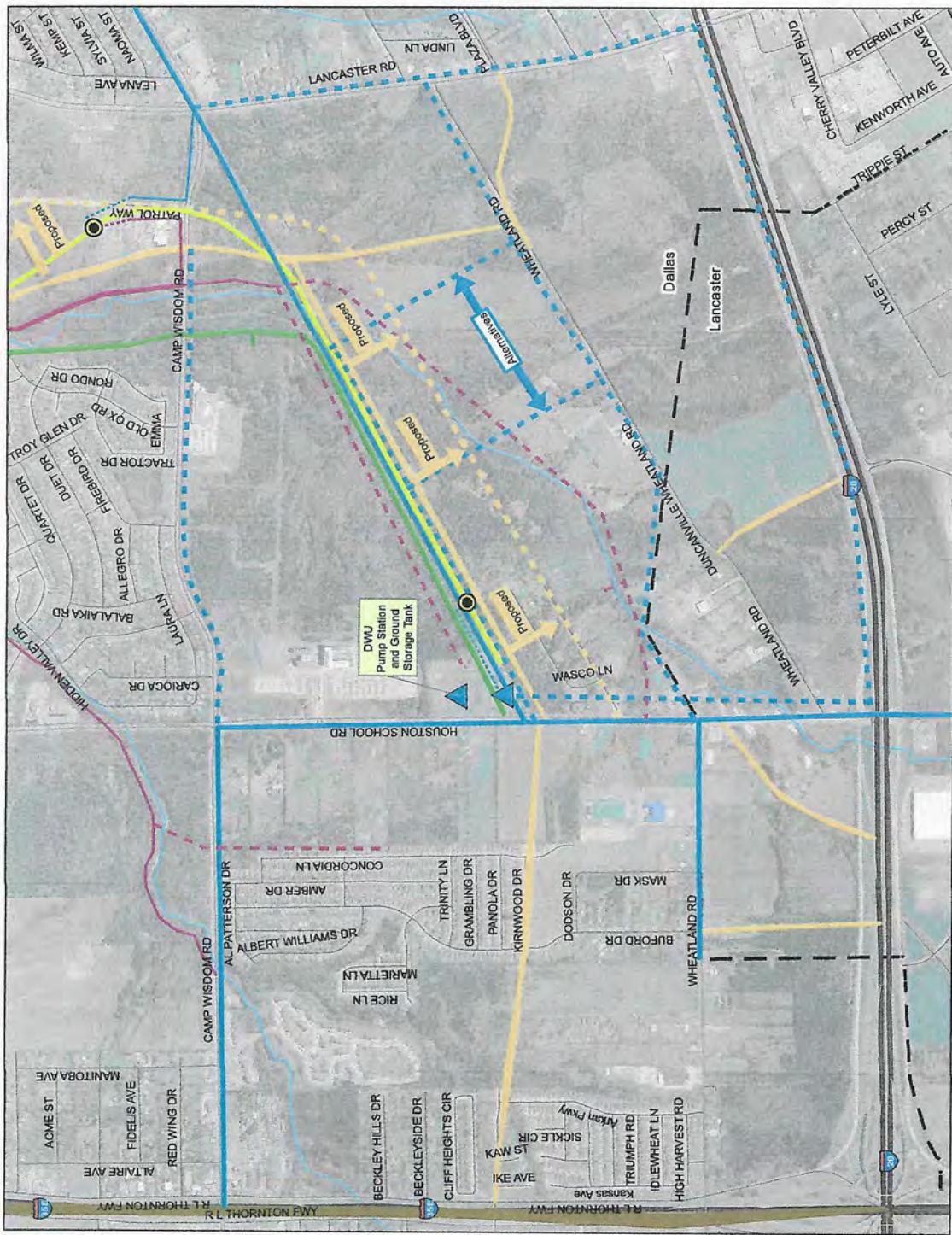


D 350 300E

PROJECT BLUE STAR



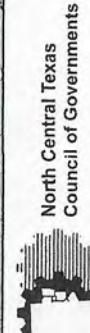


Public Sector Infrastructure - UNT Dallas Area**DRAFT v.2****Legend**

0 0.1 0.2 0.4 Miles

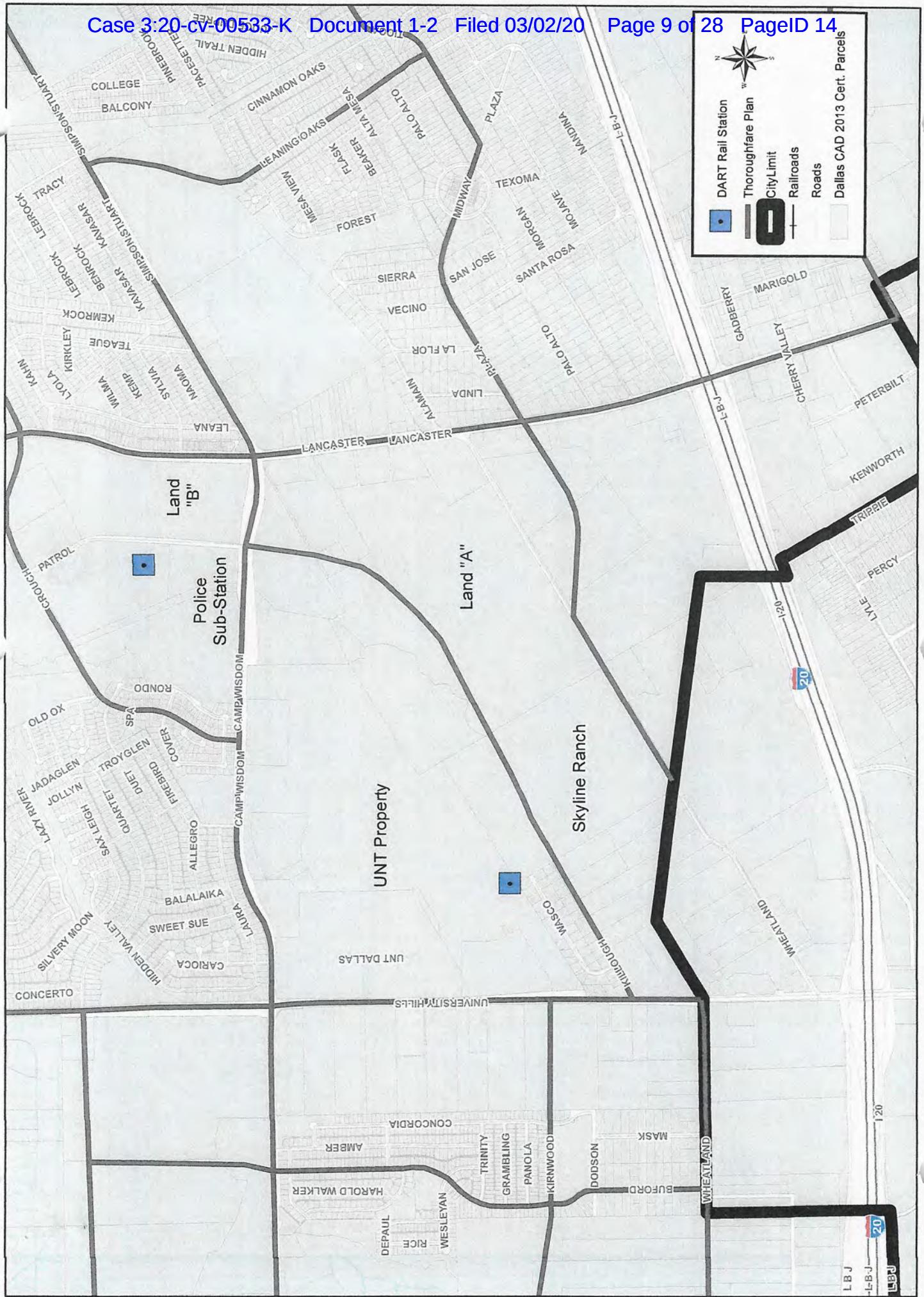
N

EX D



Sources

- NCTCOG
- Mobility 2035 – 2013 Update
- Southern Dallas County Infrastructure Analysis (2012)
- City of Dallas
- Dallas Water Utilities Communication (2014)
- Dallas Streets Communication (2014)
- forwardDallas! The UNT – Dallas Area Plan (2009)
- Parks and Recreation Department Dallas Trail Network Plan (2008)
- City of Lancaster
- Comprehensive Plan DRAFT (2013)
- Dallas Area Rapid Transit
- South Oak Cliff Corridor Blue Line Extension Presentation (April 2014)
- Communication (2014)



Wheatland Road, Phase 2 Alignment Alternatives

Option A - Blue

- Follows City of Dallas/City of Lancaster City Limits, directly ties to Wheatland Rd at University Hills Blvd Intersection
- Impacts 8 property owners, displaces one residence, impacts DWU water meter vault servicing Lancaster
- Impacts 0.41 acres within the 100-year Floodplain
- Estimated \$5.5M Cost

Option B - Magenta

- Follows City Limits and ties in north of Wheatland Rd at University Hills Blvd
- Impacts 7 property owners, but minimizes area of right of way acquisition
- Impacts 0.13 acres within the 100-year Floodplain
- Estimated \$3.82M Cost

Option C - Orange

- Utilizes portions of already constructed Killough Blvd to tie into University Hills Blvd
- Impacts 4 property owners, lowest estimated right-of-way cost
- Impacts 0.12 acres within the 100-year Floodplain
- Estimated \$4.01M Cost



Wheatland Road, Phase 2 Status & Next Steps

Status

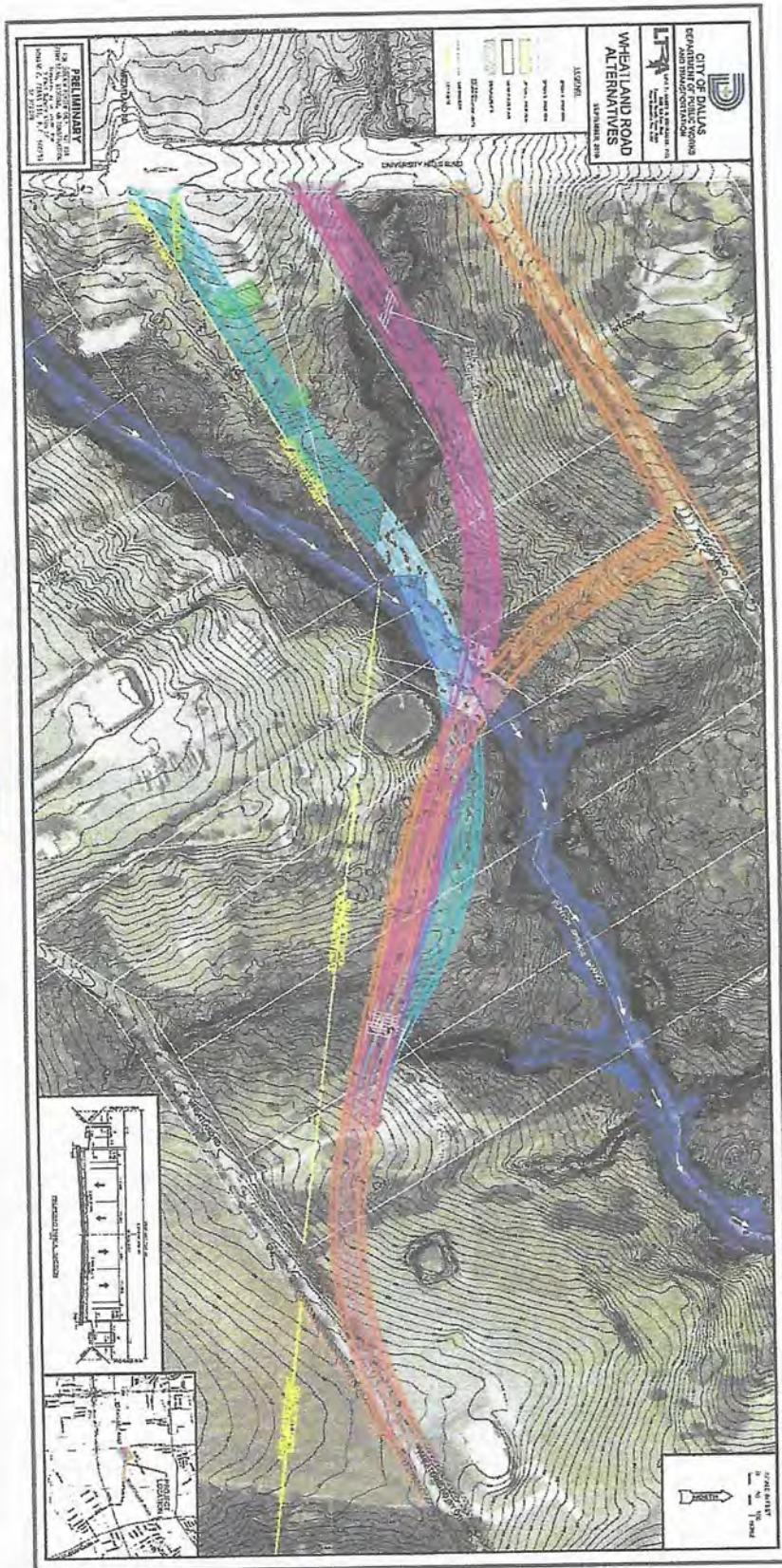
- Started Alignment Study April 2019
- Completing Alignment Study, October 2019

Next Steps (October 2019 – March 2020)

- Finalize Preferred Alignment
- Memorialize Alignment through City Council Approval
- Begin meeting with affected Property Owners to discuss preliminary Right-of-Way impacts
- Negotiate Final Design Contract with Engineering Consultant



Wheatland Road, Phase 2 Alignment Alternatives



The UNT-Dallas Area Plan

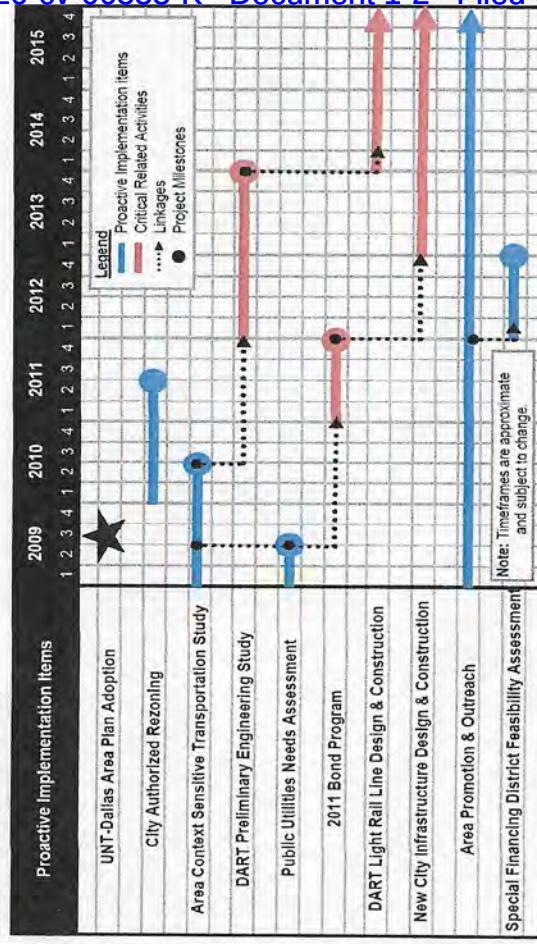
Strategic Opportunity Areas

Three strategic opportunity areas will be the focus of proactive implementation efforts to trigger desirable development consistent with the future vision (see map).

- UNT DART Station Area :** Promote a vibrant walkable mixed-use neighborhood near the UNT-Dallas DART station.
 - Design a proposed east-west thoroughfare to enhance development opportunities south of the campus and provide a new multi-modal entryway to the campus.
 - Apply new form-based zoning to promote transit-oriented development and encourage shared parking between the campus, DART station and new development.
 - Create a centrally located plaza at the DART station to serve as a Vision for UNT DART Station Area.
Source: Del Mar Station in Pasadena, CA - Anne Koshalek
 - Integrate future public streets and trails with the university campus master planned street network.
 - Provide water and sewer trunk lines to strategically trigger development around the DART station.
- Houston School Road Area :** Establish a university gateway corridor to serve as the primary business address in the area.
 - Apply new form-based zoning to promote walkable, mixed use development.
 - Improve Houston School to be a tree-lined walkable boulevard along the university frontage.
 - Rename Houston School Road and establish a way-finding system for the university and DART station.
 - Provide water and sewer trunk lines to strategically trigger development along the corridor.
 - Address the overhead power lines and the Dallas Water Utilities sump property to enhance the area ambience.
 - Ensure an appropriate development transition to the Wisdom Terrace neighborhood from Houston School road.
- Camp Wisdom DART Station Area :** Create a transit-oriented town center at the proposed DART station.
 - Design a proposed north-south multi-modal corridor to accommodate a roadway, light rail and hike and bike trail providing easy access to the DART station and the city park.
 - Create a centrally located plaza at the DART station to serve as the hub of the town center.
 - Create a north-south mixed-use street connecting Camp Wisdom road to Crouch road.
 - Establish a way-finding system to the town center, DART Station, recreation facilities and police sub-station.

Proactive Implementation Program

The strategic importance of this area calls for proactive implementation to steer growth towards the Consensus Vision. The UNT-Dallas Area Implementation Plan focuses on key initial actions needed over a five to seven year period tied to other related critical activities.



City Authorized Zoning Changes: The Development Services Department will initiate public hearings to consider appropriate zoning changes to shape new developments with particular consideration given to new form-based zoning options that promote walkable mixed-use developments.

Area Context Sensitive Transportation Study: The Development Services Department in collaboration with Public Works and Transportation and the North Central Texas Council of Governments (NCTCOG), will conduct a sustainable transportation study to define transportation improvements based on the Consensus Vision and develop specific design standards to promote integrated automobile, transit, bicycle and pedestrian accessibility.

Public Utilities Needs Assessment: The Dallas Water Utilities Department will complete a water and sewer trunk line needs assessment including general alignment options and cost estimates for strategic improvements to be considered for the next City bond program in order to facilitate development in the area.

Area Promotion and Outreach: The Office of Economic Development in collaboration with UNT-Dallas will conduct ongoing area promotion and outreach aimed at attracting envisioned future development that will complement the university and keeping area residents/stakeholder involved and informed.

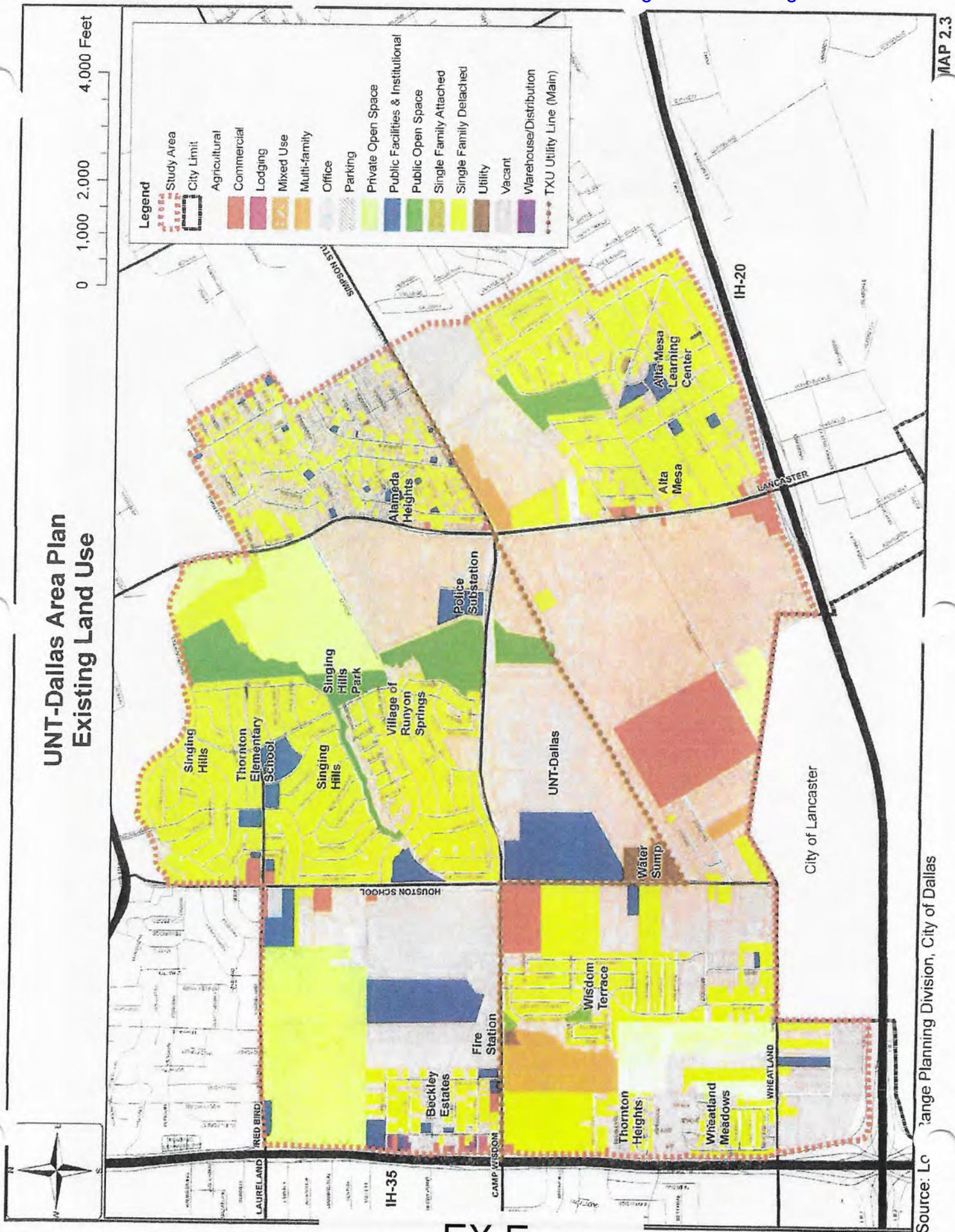
Special Financing District Feasibility Assessment: The Office of Economic Development will conduct a financing feasibility assessment tied to development proposals attributable to the DART light rail line that can generate sufficient tax increment to support enhancements to the area.

To view the UNT-Dallas Area Plan,
please visit www.forwarddallas.org.

EX E

Long Range Planning Division • 1500 Main Street • Dallas TX 75201-6250 • (972) 241-6770 – 6785

UNT-Dallas Area Plan Existing Land Use



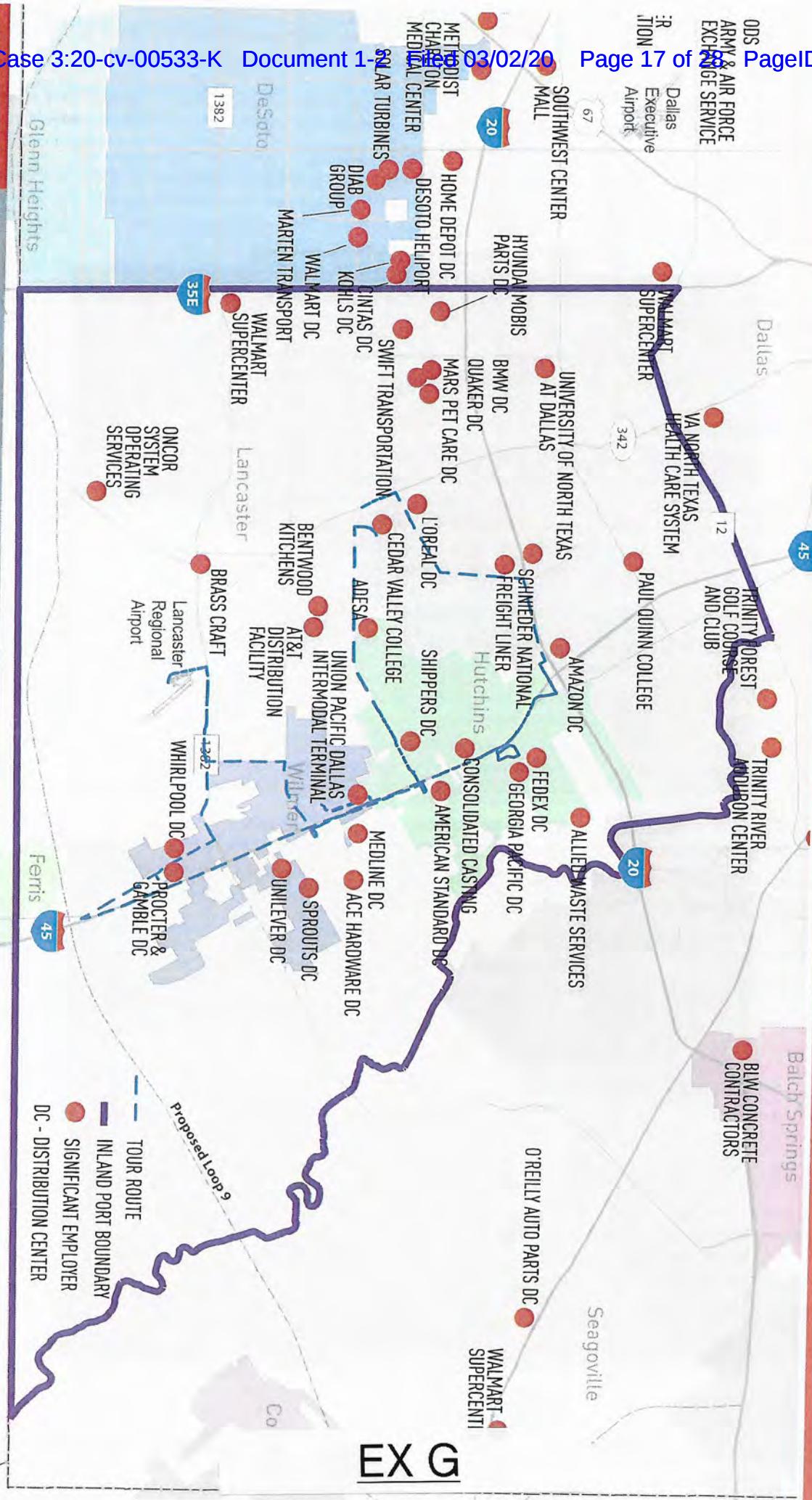
EX F



Dallas County Inland Port

Dallas-Fort Worth's central U.S. location provides an advantageous distribution hub, with quick access to rail, air, and over-the-ground truck transportation. Southern Dallas County serves as vital link of the logistics, distribution and manufacturing hub. By truck, distributors can efficiently move products throughout the central part of the United States, reaching 93 percent of the population within 48 hours. The 70,000+ acre Dallas County Inland Port area offers unsurpassed access to Interstates 20, 35, and 45 with large acreage sites for manufacturing and distribution. The area offers heavy redundant electric power, Lancaster Airport (306 acres), Triple Freeport availability.

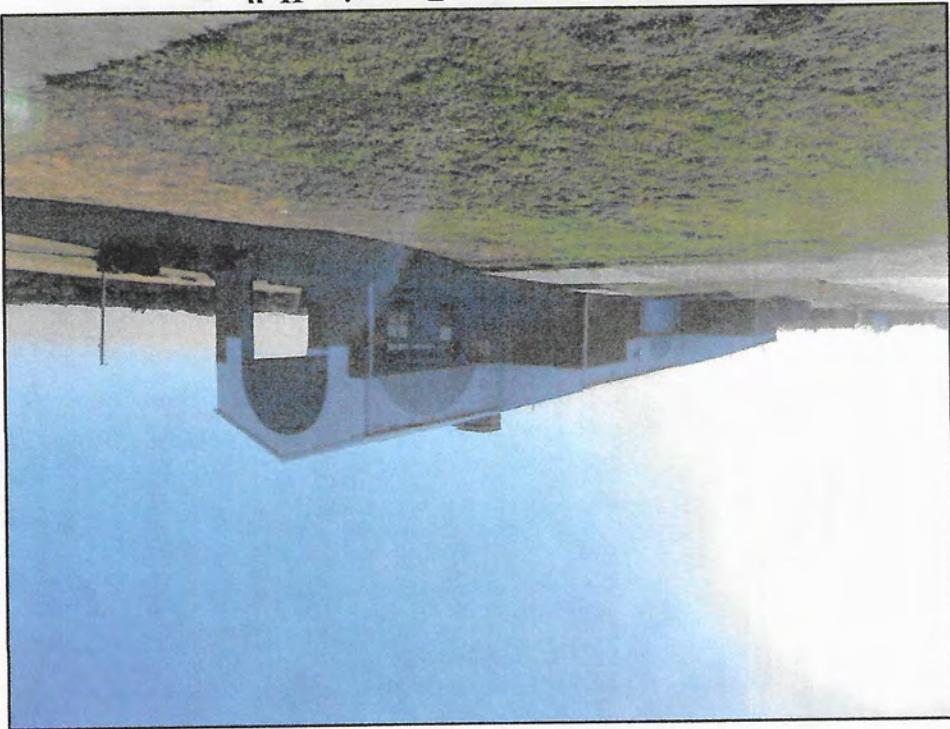
Case 3:20-cv-00533-K Document 1-1 Filed 03/02/20 Page 17 of 28 PageID 22



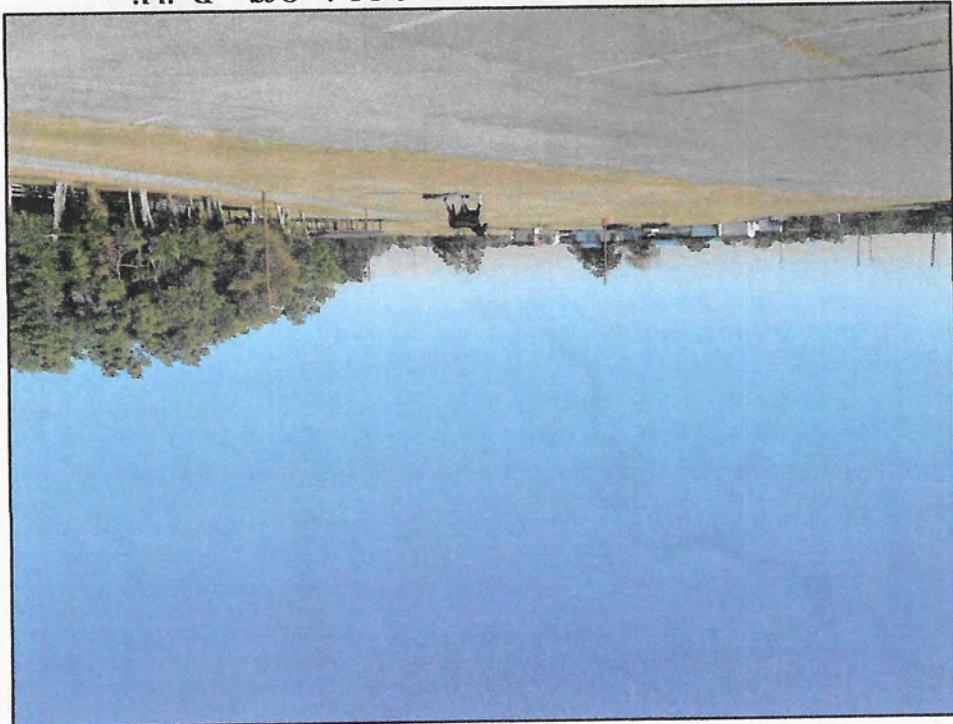
EX G

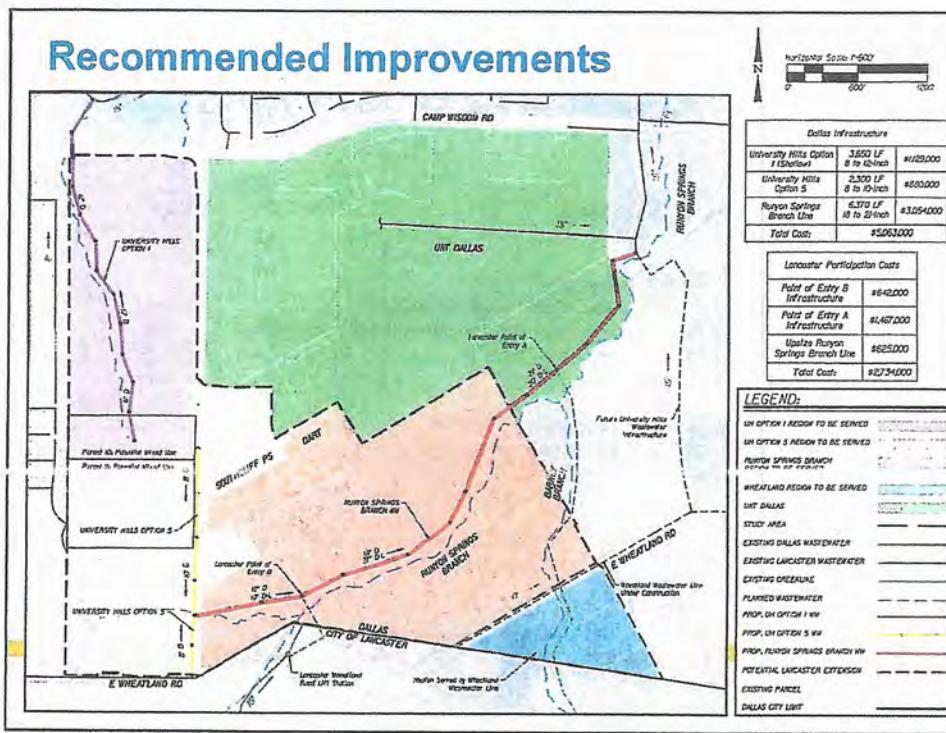
LOGISTICS
TRAINING

Subject Property - Reception Hall



Subject Property - Parking Area & Main Office Building





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Wheatland Road Phases 1A and 1B Financials

(In \$ millions)

| <u>Phase 1A and 1B Source of Funds</u> | |
|--|------------------|
| 2006 Bond Program - PBW/Transportation Funds | \$ 5.29 |
| 2012 Bond Program - Eco Dev Funds (UNT Transit Oriented Development) | \$ 5.00 |
| DWU Capital Construction Funds | \$ 0.29 |
| | <u>\$ 10.58</u> |
| <u>Phase 1A and 1B Project Costs</u> | |
| Phase 1 Design | \$ (0.86) |
| Phase 1A Right-of-Way Costs | \$ (0.20) |
| Phase 1B Right-of-Way Costs | \$ (0.09) |
| | <u>\$ (1.15)</u> |
| <u>Phase 1A Construction Costs</u> | |
| Paving/drainage (PBW) | \$ (4.14) |
| Water/wastewater (ECO) | \$ (0.76) |
| Water/wastewater (DWU) | \$ (0.07) |
| | <u>\$ (4.97)</u> |
| <u>Phase 1B Construction Costs</u> | |
| Paving/drainage (ECO) | \$ (3.17) |
| Water/wastewater (ECO) | \$ (0.50) |
| Water/wastewater (DWU) | \$ (0.22) |
| | <u>\$ (3.89)</u> |
| Remaining Funds (ECO) | \$ 0.57 |

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EX H

Wheatland Road Phases 1C and 2 Financials

(In \$ millions)

Phase 1C Wastewater - Source of Funds

| | |
|-------------------------------|---------|
| University Hills TIF District | \$ 0.82 |
|-------------------------------|---------|

Wheatland Road - Phase 2 Source of Funds

| | |
|--|---------|
| Federal Category 7 (80% - construction of paving and drainage) | \$ 3.40 |
| 2017 Bond Program City of Dallas match (20% - construction; 100% - design/ROW) | \$ 1.80 |
| DWU Capital Construction Funds | \$ 0.68 |
| | \$ 5.88 |

University Hills Wastewater Basin Analysis

Alignment Study and Engineering Contract - Awarded February 14, 2018

2012 BOND PROGRAM - ECONOMIC DEVELOPMENT FUNDS

\$ 0.57



23

23

DART

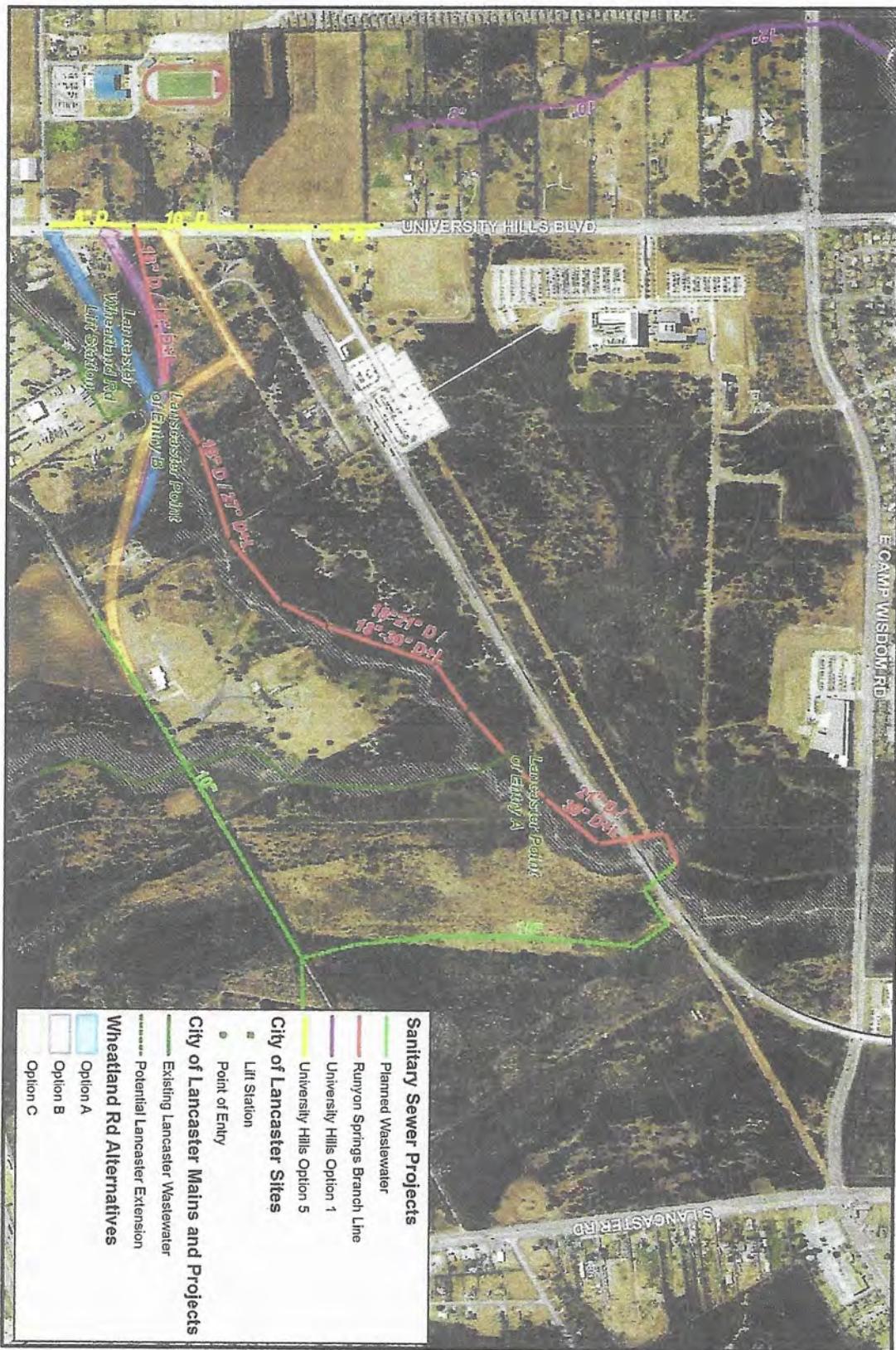
University Hills Infrastructure & Development Community Meeting



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24

Wastewater Infrastructure Improvements



EX I

Wastewater Infrastructure Timeline

April and August 2017 - Wheatland Road Construction Awarded

- Wastewater main was constructed in advance of paving to prevent tearing out pavement associated with future development

December 2017 – University Hills TIF Established

- Includes water and wastewater infrastructure improvements within the TIF and will connect the Wheatland Road wastewater main already under construction

February 2018 – University Hills Wastewater Basin Analysis Professional Services Contract Awarded

- Alignment study was performed that recommended best alignments to serve the entire University Hills area
- Design phase is currently underway for remaining improvements



Wastewater Construction Contract No.1 (West Side of University Hills)

Current Status

- Acquiring right-of-entry from property owners
- Field survey in progress

Proposed Schedule

- Design Complete – April 2020
- Easement Acquisition Complete – March 2021
- Construction Complete – April 2022

Estimated Construction Cost

- Total Cost - \$1,000,000
- DWU Funded - \$300,000
- Other Funding - \$700,000

*Dedication of easements will be needed.



TRACT ONE – FIELD NOTES

23.875 Acres

BEING all that certain lot, tract, or parcel of land situation in the S.C. ATTERBERRY SURVEY, Abstract No. 14, in the City of Dallas, in Dallas County, Texas and being a portion of a called 89.346 acre tract of land as conveyed to R.K.C.J., L.L.C. and as described in Volume 96066, Page 7234 of the Deed Records of Dallas County, Texas, (DRDCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped steel rod set for the north corner of the aforesaid 89.346 acre tract and being the same for this tract, said point also being the north corner of the S. C. ATIERBERRY SURVEY, A-14, said point also being the east corner of the P.B. STOUT SURVEY, A-1308, said point also being in the southwest line of the R. SIMONTON SURVEY, A-1277, said point also being an inner ell corner of a called 202.640 acre tract as recorded in Volume 2001230, Page 2045 DRDCT, (with the bearing basis for this description from GPS observation, Texas Co-Ordinate System, North Central Zone, and having a beginning co-ordinate of: Northing = 6925973.211, Easting = 2492866.435, elevation = 538.67');

THENCE along the northeast line of said 89.346 acre tract, S 31° 11' 51" E, 1040.00 feet along the northeast line of said Atterberry Survey and a southwest line of said 202.640 acre tract and the southwest line of said Simonton Survey to a 1 / 2" steel rod set with cap marked "4466", for the east corner of this tract;

THENCE into the aforesaid 89.346 acre tract as follows:

S 59° 10' 38" W. 1000.00 feet to a 1/2" steel rod set with cap marked "4466", for the south corner of this tract; N 31° 11' 51" W, 1040.05 feet, along the southwest line of this tract to a 1/2" steel rod set for the west corner of this tract, said point also being in the northwest line of said 89.346 acre tract and same for said Atterberry Survey, said point also being in a southeast line of said 202.640 acre tract and the same for the Stout Survey;

THENCE N 59° 10'49" E, 1000.00 feet doing the northwest line of said 89.346 acre tract and same for said Atterberry Survey and along southeast line of said 202.640 acre tract and the southeast line of said Stout survey to the POINT OF BEGINNING and containing approximately 23.875 acres of land.

TRACT TWO – FIELD NOTES

1.0256 Acres

BEING all that certain lot, tract, or parcel of land situation in the S.C. ATTERBERRY SURVEY, Abstract No. 14, in the City of Dallas, in Dallas County, Texas and being a portion of a called 89.346 acre tract of land as conveyed to R.K.C.J., L.L.C. and as described in Volume 96066, Page 7234 of the Deed Records of Dallas County, Texas (DRDCT), and being more particularly described as follows:

BEGINNING at a point in the southwest line of said 89.346 acre tract and for the west corner of this tract and which bears S 31°17' 46" E, 484.16 feet from the west corner of the 89.346 acre tract with the beginning point being the east corner of Lot 13, Block 1, (City Block 7606), of the OAK CLIFF PLANTATIONS ADDITION, an addition to the City of Dallas according to the Plat thereof as recorded in Volume 17, Page 185 PRDCT, said point also being a north corner of KILLOUGH BLVD, a 60' R.O.W., (with the bearing basis for this description from GPS observation, Texas Co-Ordinate System, North Central Zone, and having a beginning co-ordinate of: Northing= 6924665.26, Easting = 2491619.01);

THENCE into the aforesaid 89.346 acre tract as follows:

N 59° 10' 47" E, 744.57 feet to a point for the north corner of this tract;

S 31° 11' 51" E, 60.00 feet to a point for east corner of this tract;

S 59° 10' 47" W, 744.47 feet to a point for corner in the southwest line of the aforesaid 89.346 acre tract of land, for the south corner of this tract and being an east corner of Killough Boulevard;

THENCE N 31° 17' 46" W, 60.00 feet along the southwest line of the 89.346 acres tract and same for this tract and along the northwest line of said Killough Boulevard approximately 1.0256 acres of land.

SURVEYORS CERTIFICATE

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE PREMISES SURVERYS AND TO; North American Title Company

I hereby certify that in May, 2016, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

I further certify to the following conditions:

1. The term "certify" or "certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction (GF# 14701-16-01119 closing at the title Company indicated hereon.)
2. That a portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Dallas County, Texas. Community # 48139C0495K. Zone X unshaded represents property not located in a 100 year flood Zone. Any property in a Zone A location is approximate and scaled from the image of the FEMA Map, and acreage shown within the "Zone A" is approximate.
3. This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey, but has made an attempt to locate as accurately as possible any underground utility indicated by above ground evidence.
4. Information in parenthesis are from public records (Deed calls).
5. Bearing Sources are as per record plat or field notes description.

6. The surveyor relied on title commitment issued by North American Title Company, GF# 14701-16-01119, dated March 10, 2016, and all subsequent commitments for information regarding encumbrances on subject property and did not abstract the property for easements and/or other restrictions. The easements, rights-of-way, or other exceptions noted hereon are according to the Schedule B therein. Based on the easements and/or deeds furnished by the aforesaid title company, the following do not affect the subject property:

7. Any other use or copying of this plat is prohibited.

8. Unless otherwise labeled, all property corners indicated as "set" are 1/2" diameter steel rods with yellow plastic caps marked (RPLS 4466)

9. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 3 Survey.

Walter Keven Davis, R.P.L.S. # 4466
Davis & McDill, Inc.

Date